

**Town of Milford  
Zoning Board of Adjustment Minutes  
May 17, 2012  
Case #2012-07  
Peter Dedousis  
Special Exception**

Present: Kevin Johnson, Chairman  
Laura Horning  
Len Harten, Alternate

Absent: Steve Winder  
Fletch Seagroves  
Zach Tripp

Secretary: Peg Ouellette

The applicant, Peter Dedousis, owner of 421 Osgood Rd, Map 46, Lot 04-01, in the Residence "R" district, is requesting a special exception from Article V, Section 5.04.2:A.15 in accordance with Article X, Section 10.02.6 for an existing accessory dwelling unit

**THE MINUTES FROM MAY 17, 2012 WERE APPROVED ON AUG 16, 2012**

He read the notice of hearing into the record as well as the list of abutters. The owners, Peter and Diana Dedousis, were present.

Chairman Johnson stated there were only three Board members present and informed the applicants that they have the right to have the hearing postponed until there is a full Board. Regardless of the number of Board members present they must have an affirmative vote from three Board members for approval which in this instance would have to be unanimous. If they are comfortable with three Board members, they must sign a waiver. If they sign the waiver and are denied they may not use that as a reason to appeal. The applicants were not sure. L. Horning asked them if they needed some guidance. She stated she would recommend waiting for a five-member Board. The applicants agreed. K. Johnson stated they needed to state that they were requesting that their application be tabled to the next scheduled board meeting. The applicants so stated.

K. Johnson asked for a motion to table Case #2012-07 to the next regularly scheduled board meeting.

L. Horning made a motion to reschedule.

L. Harten seconded the motion.

All voted in favor.

There was discussion as to when the next regularly scheduled meeting would be held. K. Johnson informed the applicants that the meetings are held on the first and third Thursdays of each month.

Applicant asked about notifying the abutters.

K. Johnson stated the abutters would receive no new notice. If interested in the case they would have been expected to be at this meeting and would have been informed that the application was tabled to the next regularly scheduled meeting.

Applicant asked what happened if there are still only three members present at the next meeting

K. Johnson stated that they would be given the opportunity to request that it be tabled to the next regular meeting after that. He informed applicants that any enforcement action that may have been initiated, since this ADU is an existing one, is suspended until the Board hears the case.